

Business Affairs
Office of the Vice President

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August 16, 2024

Jay Watkins
Land use and Facilities Planning Committee
PO Box 117901
Gainesville, FL 32611-7901

Dear Mr. Watkins:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on June 04, 2024, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the UF-681-Flavet Outdoor Recreation Complex project as presented.

I approve the committee's recommendation.

Sincerely,



Brandi Renton
Interim Vice President for Business Affairs

cc. Committee Members
Rachel Mandell
Melissa Thomas

Land Use and Facilities Planning Committee
June 04, 2024, at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Nancy Chrystal-Green, AVP – Division of Student Life
Carol Demas, Lecturer, Department of Mathematics
Linda Dixon, Planning, Design & Construction
Margaret Fields, Associate Dean, Liberal Arts & Sciences
Megan Forbes, Chair, English Language Institute
Sarah Gamble, Lecturer, School of Architecture
Mark Helms, AVP, Facility Services Division
Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Lynda Reinhart, Director, O’Connell Center
William Smith, Assistant Athletic Director, University Athletic Association
Nina Stoyan-Rosenzweig, Coordinator, Health Affairs
Hannah Vander Zanden, Assistant Professor, Biology

MEMBERS ABSENT:

Ann Baird, Librarian, UF AFA Library
Mike Castine, Planner, Growth Management for Alachua County
Ronnie Cooper, Project Director, IFAS Facilities Planning
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning
Daniel Dickrell, Associate Director, Student Programs
Robert Gonzalez, Building Code Inspector, EH&S
Gail Hansen De Chapman, Chair, Lakes, Vegetation & Landscaping Committee
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Robert Hatch, Professor & Director of Medical Students
Jacob Kanfer, Student
Mark Leeps, Assistant, Journalism
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Matthew Martinez, Student
Cydney McGlothlin, AVP, Planning, Design & Construction
Michael O’Malley, Academic Advisor, Honors Program
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine
Andrew Persons, City Planner, City of Gainesville
Pawel Petelewicz, Assistant Professor, Department of Agronomy
Brandi Renton, Assistant Vice President, Business Affairs
Joseph Riley, Professor, Community Dentistry
Paul Sarnoski, Associate Professor, Department of Food Science and Human Nutrition

Mason Solomon, Student
Scott Washburn, Professor, Civil & Coastal Engineering
Jay Watkins, Chair, School of Music
Matt Williams, Director, Office of Sustainability

VISITORS:

Rachel Mandell, Sr. Planner, Planning, Design & Construction
Melissa Thomas, Administrative Assistant, Planning, Design & Construction
Jamie Lindsey, Architecture Designer, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Andrew Meeker, Project Manager, Construction, Planning, Design & Construction
Savanah Partridge, Intern, Planning, Design & Construction
Forrest Eddleton, Interim Director, City of Gainesville Department of Sustainable Development
Marty Dempsey, Sr. Associate Director, Facilities & Operations Recreational Sports
Laurie Hall, Landscape Architect CHW
Caeli Tolar, Landscape Architect, CHW

CHAIR: Jay Watkins was unable to chair the meeting today. Hannah Vander Zanden volunteered to chair the meeting.

CALL TO ORDER:

Hannah Vander Zanden called the meeting to order at 2:03pm.

APPROVAL OF AGENDA AND MINUTES:

Megan Forbes moved to approve the April minutes and the agenda; Shannon Holliday seconded; motion passed unanimously.

UF-681 – Flavet Outdoor Recreation Complex

PRESENTING: Andrew Meeker

DISCUSSION: Andrew Meeker introduced himself and stated that this is the Conceptual Schematic Design (CSD) phase of the project and the second presentation to the committee. He outlined the project location south of the O'Connell Center and east of Flavet Field. The site currently includes surface parking, tennis courts, pickleball courts, a restroom building, and various facilities. The project, which is concluding the CSD phase, has involved extensive stakeholder engagement and consultations with the LVL and TAPS committees.

Andrew provided a brief history, explaining that the site was originally for recreation but was temporarily converted to parking during new garage construction in 2018. The aim is to restore the site to its recreational purpose. Phase one involved restoring the tennis courts, and phase two focuses on additional facilities. Laurie Hall from CHW presented project updates, with Caeli Tolar also in attendance.

Laurie highlighted the project's efforts to integrate the historical significance of Flavet Field, originally a site for Florida veterans and their families. The project will demolish existing bleachers, a storage building, and a parking lot while renovating the restroom building. No new parking will be added. The site, adjacent to the Graham Woods conservation area, will address stormwater management and pursue SITES certification.

Laurie discussed the project's vision, guiding principles, and key components identified through stakeholder engagement. The proposed concept includes six existing tennis courts, six pickleball courts, a sand volleyball area, and passive spaces for various activities. Efforts will be made to avoid encroaching on the conservation boundary near the sand volleyball area.

The design team is considering relocating a solid waste collection area near the stage and maintaining emergency access with removable bollards for special events. Parking will match previous capacity, and bike parking will be provided based on user estimates, with additional spaces added if needed.

Laurie discussed the proposed landscape plan and summarized the tree impacts approved by the LVL committee. The committee raised concerns about stormwater management and lighting, and the impacts on Graham Woods.

The committee asked about the feasibility of hybrid courts for tennis and pickleball. The user groups wanted dedicated courts, and they are used on a first-come, first-served basis without set schedules.

The committee asked if the user surveys were public, and Andrew responded that they would be made available to the committee.

MOTION: Megan Forbes made a motion to approve the project as presented with the caveat that the recommendations from, LVL and Parking are followed. Shannon Holliday seconded; the motion passed unanimously.

INFORMATION:

Chair Report

Hannah Vander Zanden

Hannah stated there was some discussion about a new chair and Rachel replied we could talk about that at the next meeting.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 2:38pm.